

**HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
MAY 2, 2012**

Town of Bedford
Bedford Town Hall
Selectmen's Meeting Room

PRESENT: William Moonan, Chair; Carol Carlson; Kevin Latady; Lorrie Dunham

ABSENT: Karen Kalil-Brown, Clerk; Alan Long; George Dalrymple

PRESENTATION: Ms. Carlson, Acting Clerk, read the notice of the hearing.

PETITION #007-12 – John Lombardo, 30-38 South Road, for granite pavers.

Mr. Lombardo greeted the Historic District Commission (HDC) members and explained that, over the years, the steps at the front of his building at 30-38 South Road have worn down and deteriorated, so he would like to replace them with something more attractive. He said he proposes replacing them with gray granite pavers. He showed a sample of the proposed paver and noted that it will be the same pavers that the Commission granted for the front steps of Old Town Hall.

Mr. Moonan asked exactly where the pavers will be placed. Mr. Lombardo referenced photographs attached to the application and explained that the pavers will replace the red terra cotta tile steps in all four locations at the front of the building.

Mr. Moonan asked whether the grout will be gray to match the pavers. Mr. Lombardo responded that it would.

Mr. Latady talked in detail with the applicant about the shape and placement of the pavers. They discussed the potential requirements of the Americans with Disabilities Act (ADA) that may necessitate the need for the placement of the pavers to be slightly altered.

Ms. Carlson asked whether the edges of the pavers would be as sharp as the edges on the sample paver. Mr. Lombardo replied that they would be more curved.

Ms. Carlson said she thought the pavers would look very attractive, especially with the color of the building. The other Board members agreed.

MOTION:

Mr. Latady moved to approve the application for John Lombardo, 30-38 South Road, to replace existing terra cotta tile steps in four locations, with a granite material; locations as shown on photograph page marked as Exhibit A. Applicant will also replace the wood

stoop at the south at end of building with granite pavers. Exhibit B indicates the size of the stone, which shall be flashed or textured granite. One inch paver for steps with solid granite at first step, detailed as sketched on Exhibit C. Nosing will be extended as per Code on treads. Grout color will be a gray tone, to match.

Ms. Carlson seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-1.

PRESENTATION: Ms. Carlson read the notice of the hearing.

PETITION #006-12 – Vicky Parks, for Café Darling, 119 Great Road, for signs and landscaping.

Vicky Parks introduced herself and explained that the idea for this café was inspired by a café in Italy of the same name. She said she was interested in putting together a cupcakery and boutique where she would serve breakfast and lunch. She stated that she was here tonight mainly for signs, although she will propose some minor landscaping as well.

Ms. Parks pointed out that the specifications for the signs were included in the application, noting that she hoped to have signage on both sides of the freestanding sign out front, and a wall sign on the building. She stated that she also hoped to have a decorative antique bicycle placed outside each morning with a very simple “Open” sign on it.

Mr. Moonan said he hoped the applicant understood that the majority of people, especially those driving by, would not be able to read the phone number on the sign. Ms. Parks said she did understand that but wanted to have it anyway, mainly for people walking along Great Road.

There was extensive discussion about the size and aesthetics of the sign, including font, color, and the black outline along the edging. Ms. Carlson asked whether the other members liked the black lettering or wanted a different color. Mr. Latady suggested that the letters be forest green to match the other signs on the freestanding sign. Ms. Parks said she would have no problem with that, and would be happy to do whatever it took to please the Commission members.

Ms. Dunham noted that the photograph of the cupcake on the sign isn't particularly clear, and she was at first unsure what it even was, adding that it looked more like a flower. Mr. Moonan asked how strongly the applicant felt about a picture of a cupcake. Ms. Parks said she felt she did need it on the sign. Mr. Latady suggested that the sign show a simple graphic of a cupcake, which may actually be more recognizable than a

photograph. He said a graphic can look stylized and more clean. Ms. Parks said that would be fine with her.

Mr. Moonan said it might be a good idea if Ms. Parks came back to the next HDC meeting, in June, with a new sign rendering. Ms. Parks said she would be amenable to doing that.

Mr. Latady asked about the second floor of the space. Ms. Parks replied that the upstairs was just office space, and would not be used as part of the restaurant.

Mr. Latady talked with the applicant about ADA compliance issues that may or may not arise during the Building Permit process.

Ms. Dunham asked what material the sign would be made of. Ms. Parks replied that it would be a PVC material. Ms. Carlson asked whether the applicant would consider a wood sign. Ms. Parks said that her signmaker discouraged it, because it wears so much faster and would need to be replaced within a year or two. Mr. Latady said that one cannot tell the difference between wood and PVC, and he has no problem with PVC signs for that reason and because they will hold up much longer than wood.

Ms. Parks stated that, in addition to the signs, she would also like to plant some hydrangeas, probably pink, along the walkway leading to the house. Mr. Moonan suggested that Ms. Parks bring a simple landscaping plan when she came back for final approval of the sign.

Mr. Moonan asked whether any of the signs will be illuminated. Ms. Parks said they would not.

Mr. Moonan suggested making a motion for the items the Commission can approve of tonight, with the conditions that other items will be approved at a later meeting.

MOTION:

Ms. Carlson moved to approve two signs for Vicky Parks, at Café Darling, at 119 Great Road. One sign will be on both sides of existing freestanding sign, as shown on Exhibit A. Background to be white, lettering to be dark green, outline to be dark green. New graphic of cupcake to be approved at next meeting. Second sign will be over the steps of the front porch. Second sign yet to be defined at the June meeting.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

PRESENTATION: Ms. Carlson read the notice of the hearing.

PETITION #005-12 – Pamela Brown, Esq., for The Blake Block, at 68-84 Great Road.

Mr. Moonan noted that the last item of business this evening was the formal approval of two items discussed at the last HDC meeting. He noted that the Commission had already agreed upon the placement of gutters and the awning color for the Blake Block with Pamela Brown, Esq., but those items had not been advertised in the newspaper; the legal ad has now been run in the paper, however, so the Commission was free to vote on the items.

MOTION:

Ms. Dunham moved to approve gutters and awning color, as agreed upon at the previous meeting. Color to be Sunbrella – Marine Blue, and gutters as shown on Exhibit A.

Mr. Latady seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

BUSINESS MEETING:

March 7 Minutes

Mr. Moonan called for a motion to approve the minutes of the March 7 HDC meeting.

MOTION:

Ms. Carlson moved to approve the minutes of the March 7, 2012 HDC meeting, as amended.

Mr. Latady seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

March 28 Special Meeting – Blake Block

Mr. Moonan called for a motion to approve the minutes of the March 28 Special Meeting, regarding minor changes to the Blake Block. Ms. Carlson noted that she would abstain from voting, as she was not present at the meeting.

MOTION:

Mr. Latady moved to approve the minutes of the March 28, 2012 Special Meeting, as amended.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Latady, and Dunham

Voting against: None

Abstained: Carlson

The motion carried, 3-0-1.

MOTION:

Ms. Carlson moved to adjourn the meeting.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

The meeting adjourned at 9:05 PM.

William Moonan, Chairman

Date

Respectfully Submitted,

Scott Gould
HDC Assistant